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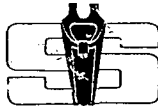
PARCEL NUMBER
2843800055

No record in KC db 6/22/06

USEPA SF



1316204



"A Tradition
of Excellence"

STEWART TITLE COMPANY of Washington, Inc.

FILED FOR RECORD AT REQUEST OF

STEWART TITLE COMPANY OF WASHINGTON, INC.

1201 Third Avenue Suite 3800

Seattle, Washington 98101-3055

File for Record at the Request of

King County Office of Open Space

WHEN RECORDED RETURN TO

Name KING COUNTY

1621 SMITH TOWER, 506 2ND AVE.

Address 1621 SMITH TOWER, 506 2ND AVE.

City, State, Zip SEATTLE, WA. 98104

THIS SPACE PROVIDED FOR RECORDER'S USE

Statutory Warranty Deed

THE GRANTOR JOSEPH A. BUDINICH and ELIZABETH V. BUDINICH, as as their
respective separate estates

for and in consideration of NINETY NINE THOUSAND AND 00/100TH DOLLARS (\$99,000.00)

in hand paid, conveys and warrants to KING COUNTY, a political subdivision of the
State of Washington

the following described real estate, situated in the County of KING

, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED
HEREIN

SUBJECT TO:
EXHIBIT "B" HERETO ATTACHED AND BY THIS REFERENCE INCORPORATED
HEREIN

"THIS DEED IS GIVEN UNDER THE THREAT OF AND IN LIEU OF EMINENT
DOMAIN. THE INTEREST OF THE GRANTEE AS CONVEYED HEREIN IS
SUBJECT TO THE PROVISIONS OF KING COUNTY ORDINANCE NO. 9071."

9309241697

Dated September 15, 1993

Joseph A. Budinich
JOSEPH A. BUDINICH

Elizabeth V. Budinich
ELIZABETH V. BUDINICH

STATE OF WASHINGTON,)

County of King) ss.

I hereby certify that I know or have satisfactory evidence that
JOSEPH A. BUDINICH & ELIZABETH V. BUDINICH
is the person(s) who appeared before me,
and said person(s) acknowledged that (he, she, they) signed this instrument and
acknowledged it to be (his, her, their) free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated: 9/24/93

Notary Public in and for the State of Washington, Michelle McAlister

residing at Seattle

My appointment expires 5/15/97

STATE OF WASHINGTON,)

County of _____) ss.

I certify that I know or have satisfactory evidence that _____
is the person(s) who appeared before
me, and said person(s) acknowledged that (he, she, they) signed this instrument, on
oath stated that _____ authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act
of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington, _____

residing at _____

My appointment expires _____

284380055

EXHIBIT "A"

Tract 11, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington.

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tract 11.

EXHIBIT "B":

1. RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AS :

RECORDED: October 18, 1940
RECORDING NUMBER: 3127178

2. RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS:

All lots or parcels are restricted to residence use (R-1 as defined by King County Planning Commission) and not lot shall be divided in any manner whereby the ownership of any portion of this plat shall be less than 6,000 square feet nor less than 50 feet in width.

3. RELEASE OF OBLIGATIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:

GRANTED TO: City of Seattle
RECORDED: August 4, 1986
RECORDING NUMBER: 8608040914

4. Any question that may arise due to shifting and changing in course of Duwamish River.

5. Right of the state of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Duwamish River.

6. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.

7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

8. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

9. Right, title and interest of the State of Washington for that portion, formerly lying within the Duwamish River, adjacent to Tract 11.

JR

Er2 B.

9309241697

284380
0055

STEWART TITLE COMPANY
OF WASHINGTON, INC.
1201 Third Avenue, Suite 3800
Seattle, Washington 98101
ROBERT L. LUDLOW, Senior Title Officer
MIKE SHARKEY, Senior Title Officer
LINDA LAMSON, Title Technician
Unit No. 12
FAX Number 206-343-1330
Telephone Number 206-343-1327

OFFICE OF OPEN SPACE
JUN 15 1994

King County Office of Open Space
506 2nd Avenue, Suite 1621
Seattle, Washington 98101
Attention: Neil
Customer Ref: Duwamish Pocket Park

Order No.: 250953

PROPERTY HISTORY REPORT

Amount \$364.00
Tax \$ 29.85

Effective Date: June 8, 1994, at 8:00 a.m.

A. Name of Assured:

KING COUNTY OFFICE OF OPEN SPACE

B. The land referred to in this report is situate in the county of King, state of Washington, and described as follows:

Tract 11, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington.

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tract 11.

C. Stewart Title Company of Washington, Inc. certifies that an examination of the public records of King County, Washington discloses the following deeds, real estate contracts, leases, and/or memoranda thereof describing the land referred to in this report recorded during the period beginning June 8, 1944 and ending on the effective date above.

The public records are those records established under state statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers of value and without knowledge.

PROPERTY HISTORY DOCUMENT LIST

1. TYPE OF DOCUMENT: Deed
DATED: October 8, 1931
RECORDING NUMBER: 2694546

FIRST PARTY: Frank H. Paul and Rose May Paul,
husband and wife

SECOND PARTY: Harry C. Gordon
AFFECTS: Said premises and other property
2. TYPE OF DOCUMENT: Lease
DATED: January 15, 1945
RECORDING NUMBER: 3441105

FIRST PARTY: Addie M. Dunn
SECOND PARTY: Dominic Verdi and Pat Verdi, his son

We are unable to determine the property affected by said instrument
due to an incomplete legal description.
3. TYPE OF DOCUMENT: Deed
DATED: May 28, 1942
RECORDING NUMBER: 3243308

FIRST PARTY: Ethel Gordon Reynolds, wife of C.A.
Reynolds, as her separate estate

SECOND PARTY: Orval A. Huntington and Violet A.
Huntington, husband and wife

AFFECTS: Lot 11
4. TYPE OF DOCUMENT: Deed
DATED: May 31, 1951
RECORDING NUMBER: 4143303

FIRST PARTY: Orval A. Huntington and Violet A.
Huntington, husband and wife

SECOND PARTY: Ion A. Nelson and Genevieve L.
Nelson, husband and wife

AFFECTS: Tract 11

(continued)

5. TYPE OF DOCUMENT: Deed
DATED: January 25, 1955
RECORDING NUMBER: 4535163

FIRST PARTY: Ion A. Nelson and Genevieve L. Nelson, husband and wife

SECOND PARTY: Eugene Emil Murray and June Odella Murray, husband and wife

AFFECTS: Tract 11
6. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: March 22, 1963
RECORDING NUMBER: 5594743

FIRST PARTY: Eugene E. Murray and June O. Murray, his wife who are identical with and acquired title as Eugene Emil Murray and June Odella Murray

SECOND PARTY: Ray H. Glenn, an unmarried man

AFFECTS: Tract 11
7. TYPE OF DOCUMENT: Quit Claim Deed
DATED: January 2, 1964
RECORDING NUMBER: 5696936

FIRST PARTY: Ray H. Glenn and Judee L. Glenn, husband and wife

SECOND PARTY: Michael O. Schultz and Susanna B. Schultz, husband and wife

AFFECTS: Tract 11
3. TYPE OF DOCUMENT: Real Estate Contract
DATED: December 12, 1977
RECORDING NUMBER: 7712300114

FIRST PARTY: Susanna B. Christle, formerly Susanna Beatrice Schultz, also appearing of record as Susanna B. Schultz, as her separate estate

SECOND PARTY: Richard G. Wagner & Margaret M. Wagner, husband and wife, and Brian V. Wagner & Julee M. Wagner, husband and wife

AFFECTS: Tract 11

(continued)

9. TYPE OF DOCUMENT: Real Estate Contract
DATED: May 23, 1978
RECORDING NUMBER: 7805300475
- FIRST PARTY: Richard G. Wagner and Margaret M. Wagner, husband and wife and Brian V. Wagner and Julee M. Wagner, husband and wife
- SECOND PARTY: George E. Lynn and Alma Lynn, husband and wife, and Michael Lynn, a single person
- AFFECTS: Tract 11
10. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: July 6, 1982
RECORDING NUMBER: 8207090028
- FIRST PARTY: George E. Lynn and Alma Lynn, husband and wife and Michael Lynn, a single person on May 23, 1978 and at all times since
- SECOND PARTY: Carol R. Martin, an unmarried woman
- AFFECTS: Tract 11
11. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: July 9, 1982
RECORDING NUMBER: 8207160099
- FIRST PARTY: Richard G. Wagner and Margaret M. Wagner, husband and wife and Brian V. Wagner and Julee M. Wagner, husband and wife
- SECOND PARTY: George E. Lynn and Alma Lynn, husband and wife and Michael Lynn, a single person
- AFFECTS: Tract 11

(continued)

12. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: December 12, 1977
RECORDING NUMBER: 8208030036
- FIRST PARTY:
Susanna B. Christel, formerly Susanna Beatrice Schultz, also
appearing of record as Susanna B. Schultz, as her separate estate
- SECOND PARTY:
Richard G. Wagner & Margaret M. Wagner, husband and wife, and Byron
V. Wagner & Julee M. Wagner, husband and wife
- AFFECTS: Tract 11
13. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: September 26, 1985
RECORDING NUMBER: 8509300817
- FIRST PARTY: Carol Martin, as her separate estate
- SECOND PARTY: Anthony M. Popich and Laura T.
Jones-Popich, husband and wife
- AFFECTS: Tract 11
14. TYPE OF DOCUMENT: Quit Claim Deed
DATED: February 15, 1992
RECORDING NUMBER: 92030917688
- FIRST PARTY: Anthony M. Popich and Laura T.
Jones-Popich
- SECOND PARTY: Garth Z. Miller and Joseph A. Budinich
- AFFECTS: The subject premises
15. TYPE OF DOCUMENT: Quit Claim Deed
DATED: April 23, 1992
RECORDING NUMBER: 9205040885
- FIRST PARTY: Garth Z. Miller, a single man
- SECOND PARTY: Joseph A. Budinich and Elizabeth V.
Budinich, mother
- AFFECTS: The subject premises

(continued)

16. TYPE OF DOCUMENT:
DATED:
RECORDING NUMBER:

Statutory Warranty Deed
September 15, 1993
9309241697

FIRST PARTY:

Joseph A. Budinich and Elizabeth V.
Budinich, as as (sic) their
respective separate estates

SECOND PARTY:

King County, a political subdivision
of the State of Washington

END OF REPORT

Title to this property was examined by:

Diana Cardenas

Any inquiries should be directed to one of the title officers set forth
in Schedule A.

DL/tdt/6808N

Standard Coverage

STEWART TITLE GUARANTY COMPANY
A.L.T.A. OWNER'S POLICY

SCHEDULE A

Order No.: 123518

Policy No.: 9993-91010

Policy Date: September 24, 1993
at 2:40 p.m.

Policy Amount: \$99,000.00

1. Name of Insured:

KING COUNTY, a political subdivision of the State of Washington

2. The estate or interest in the land described herein and which is covered by this Policy is:

FEE SIMPLE

3. The estate or interest referred to herein is at date of Policy vested in:

KING COUNTY, a political subdivision of the State of Washington

4. The land referred to in this Policy is described as follows:

Tract 11, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington.

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tract 11.

Standard Coverage

STEWART TITLE GUARANTY COMPANY
A.L.T.A. OWNER'S POLICY

SCHEDULE B

Policy No.: 9993-91010

This policy does not insure against loss or damage by reason of the following:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, or liens under the Workmen's Compensation Act not shown by the public records.
5. Any title or rights asserted by anyone including but not limited to persons corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or sound, or lands beyond the line of the harbor lines as established or changed by the United States Government.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Any service, installation, connection, maintenance, capacity, or construction charges for sewer, water, electricity or garbage removal.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.

SPECIAL EXCEPTIONS:

As on Schedule B, attached.

(continued)

A.L.T.A. OWNER'S POLICY

SCHEDULE B

Page 2

SPECIAL EXCEPTIONS:

1. RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AS HERETO ATTACHED:

RECORDED: October 18, 1940
RECORDING NUMBER: 3127178

2. RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS:

All lots or parcels are restricted to residence use (R-1 as defined by King County Planning Commission) and not lot shall be divided in any manner whereby the ownership of any portion of this plat shall be less than 6,000 square feet nor less than 50 feet in width.

3. RELEASE OF OBLIGATIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:

GRANTED TO: City of Seattle
RECORDED: August 4, 1986
RECORDING NUMBER: 8608040914

4. Any question that may arise due to shifting and changing in course of Duwamish River.
5. Right of the state of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Duwamish River.
6. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.
7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
8. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
9. Right, title and interest of the State of Washington for that portion, formerly lying within the Duwamish River, adjacent to Tract 11.

END OF SCHEDULE B

RL/lm/3259u

GORDON'S ADDITION NO. 2

Restrictions and reservations executed by Ethel Gordon Reynolds, recorded October 18, 1940, in volume 1926 of deeds, page 480, under auditor's file No. 3127178, records of King County, Washington, substantially as follows:

All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing by a majority of the committee composed of lot owners or their authorized representatives, for conformity and harmony of external design with existing structures in the subdivision; and as to location of the building with respect to property and building set back lines. In the case of the death of any member or members of said committee, the surviving members or member shall have authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fails to approve or disapprove such design and location within 30 days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required. Said committee or their authorized representative shall act without compensation. Said committee shall act and serve until (5 to 7 years) conforming to period required to fully build up the subdivision, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representatives who thereafter shall have all of the power, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

No building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 5 feet to any side street line. No building, except a garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line. Front lot line for all lots shall be construed as(inside street) (not named). If desired, a maximum setback line may be included as follows: No residence or attached appurtenance shall be erected on any lot farther than 35 feet from the front lot line.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet, nor a width of less than 50 feet at the front building setback line.

No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No dwelling costing less than \$1500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 500 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one and one-half, two or two and one-half story structure.

(Cont'd)